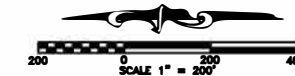


SPRING CREEK RANCH PLANNED UNIT DEVELOPMENT

SPRING CREEK RANCH, A COMMON INTEREST COMMUNITY
UNDER THE COLORADO COMMON INTEREST OWNERSHIP ACT
BEING A PORTION OF SECTIONS 5, 6, 7 & 8, T2S, R80W OF THE 6TH P.M.,
SUMMIT COUNTY, COLORADO.



CONTOURS SHOWN BASED ON U.S.G.S. QUADRANGLE:
(KING CREEK) NAVD 1983

A PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT SHALL APPLY UPON, ACROSS, ABOVE, OVER, UNDER, AND THROUGH BLOCK 2—LOT 5, BLOCK 4—LOT 1, LOT C AND LOT D SHOWN ON THIS PLAT FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM AND THE INSTALLATION, REPAIR, REPLACEMENT, OPERATION AND MAINTENANCE OF ALL ELECTRICAL AND COMMUNICATION LINES, EQUIPMENT AND GUYING. THE RIGHTS RESERVED IN THIS UTILITY EASEMENT ARE SUBJECT TO THE SPECIFIC EASEMENTS DEDICATED BY THIS PLAT TO SPRING CREEK RANCHERS ASSOCIATION AND MOUNTAIN PARKS ELECTRIC, INC., QWEST, AND COMCAST.

ONCE ELECTRICAL AND COMMUNICATION UTILITIES ARE INSTALLED IN SUCH UTILITY EASEMENT(S), NO STRUCTURE OR OTHER PARALLEL UTILITY LINE (GAS, WATER, OR SEWER) SHALL BE ALLOWED CLOSER THAN TEN FEET (10') FROM ANY PRIMARY VOLTAGE POWER OR COMMUNICATION LINES OR WITHIN TEN FEET (10') AROUND ANY ABOVE GROUND EQUIPMENT, NO GRADE CHANGES (FILL OR CUT) IN EXCESS OF SIX INCHES (6") ARE PERMITTED IN THE UTILITY EASEMENT WITHOUT PRIOR WRITTEN AUTHORIZATION FROM MOUNTAIN PARKS ELECTRIC, INC.

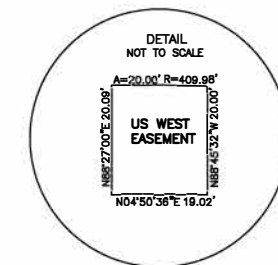
LEGEND

- + = CALCULATED POINT
- = ALIQUOT CORNERS, DESCRIBED ON PLAT
- = NOT TO SCALE
- = FOUND BLUE PLASTIC CAPPED REBAR MARKED PLS 12428
- △ = FOUND 2" ALUMINUM CAPPED 3/4" REBAR MARKED PLS 25971
- = SET 2" ALUMINUM CAPPED 3/4" REBAR PLS. 11415

EXISTING BUILDING

PROPOSED BUILDING ENVELOPE

GENERAL DRIVEWAY LOCATION
(NOTE: DRIVEWAY WIDTH 25' TYP.)



WATER TANK STORAGE SITE
RECEPTION NO. 375448

THE FOLLOWING COMMENTS ARE AS DEPICTED ON THE LAND
SURVEY PLAT PREPARED BY ROCKY MOUNTAIN REALTY SURVEYS, INC.
AS RECORDED AT RECEPTION NO. 695426
OF THE SUMMIT COUNTY RECORDS DATED APRIL 15, 2002

BOUNDARY LINES: WERE ESTABLISHED FROM
RECOVERED
PUBLIC AND PRIVATE SURVEYOR MONUMENTS
WHOSE
CHARACTER AND SOURCE ARE SO NOTED ON
THE SURVEY.

TITLE RESEARCH PROVIDED BY CLIENT: LAND
TITLE GUARANTEE COMPANY, MAY 15, 2002,
ROCKY MOUNTAIN REALTY SURVEY, INC. DOES
NOT KNOW THE EFFECT OF SCHEDULE
B—SECTION 2, EXCEPTION, EXCEPT FOR THAT
OF NO. 10 AND NO. 12, WHICH HAVE BEEN
NOTED AND PLATTED.

NOTE: SUMMIT COUNTY RECEPTION NO.
375449 DOES NOT FALL WITH IN PLATTED
SPRING CREEK RANCH.

NOTE: SUMMIT COUNTY RECEPTION NO.
202743 AND 232430 ARE NON-PLOTTABLE.

EFFECT OF — EASEMENT RIGHTS: PLOTTABLE
EASEMENTS ARE SHOWN FROM
OWNER SUPPLIED TITLE REPORT.
NON-PLOTTABLE EASEMENTS
ARE NOTED ON THIS SURVEY AS HAVING
"EFFECT OF".
BECAUSE OUR SERVICE IS LIMITED TO
REPORTING ON
EASEMENT LOCATIONS, WE STRONGLY
RECOMMEND LEGAL
COUNSEL BE RETAINED TO REPORT ON TITLE
PAPERS IN THEIR
ENTIRETY.

AREA: BASED UPON MEASURED BEARINGS AND
DISTANCE AS
SHOWN.

BASIS OF BEARING: AS SHOWN.

NOTE: THIS PLAT DOES NOT CONSTITUTE AND
SHOULD NOT BE
CONSTRUED AS A TITLE SEARCH, REPORT,
OPINION OR FINDING
BY DIAMONDBACK ENGINEERING AND SURVEYING.

NOTE: COLORADO LAND SURVEY MONUMENT RECORDS
FOUND DEPOSITED AT SUMMIT/GRAND COUNTY
ARE SHOWN AS DESCRIBED

NOTE:
THE INFORMATION SHOWN HEREON IS BASED, IN PART, ON THE LAND
SURVEY PLAT PREPARED BY ROCKY MOUNTAIN REALTY SURVEYS, INC.
RECORDED AT RECEPTION NO. 695428 OF THE SUMMIT COUNTY RECORDS,
DATED APRIL 15, 2002.

DATE: FEB. 05, 2010

REVISION	
DATE:	BY:
02-10-10	J.D.S.
04-02-10	J.R.
04-22-10	J.D.S.
05-21-10	J.D.S.
06-07-10	J.D.S.

Diamondback
Engineering & Surveying, Inc.

12640 West Cedar Drive, Suite C,
Lakewood, CO 80228-2030
Office: 303-985-4204
Fax: 303-985-4214
www.diamondbackeng.com

